



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: June 29, 2005

REPORT NO. HO 05-114

ATTENTION: Hearing Officer

SUBJECT: SASARAN RESIDENCE  
PROJECT NUMBER: 49507

LOCATION: 1053 Sunset Cliffs Boulevard

APPLICANT: Arthur Bradley, Architect

### SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 141786 to allow the remodel/addition to an existing single family residence?

### Staff Recommendation -

1. APPROVE Coastal Development Permit No. 141786

Community Planning Group Recommendation - The Peninsula Planning Board met on June 16, 2005 and voted 6-0-1 to recommend approval of the project with one condition. No formal correspondence has been received to date from the PCPB.

Environmental Review - The Environmental Analysis Section conducted a complete environmental review of this site and it has been determined the project is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15532 "Infill Development".

### BACKGROUND

The 13,399-square-foot project site is developed with an existing one-story residence within a fully developed residential area. The project site is located at 1053 Sunset Cliffs Boulevard, within the RS-1-7 Zone (Residential-Single Unit), Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay Zone, and the Sunset Cliffs neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan Area (LCP).

The Peninsula Community Plan designates this area for “Single-Family” land use, nine dwelling units per acre. The Community Plan's recommended density is consistent with the RS-1-7 Zone's minimum 5,000 square foot lot size. This site is a relatively flat, 13,399 square-feet (0.30- acre), larger than the minimum for the zone.

The proposed project is within the Sunset Cliffs neighborhood. The Sunset Cliffs neighborhood is located south of Point Loma Avenue, between Catalina Boulevard and the Ocean. This area is exclusively devoted to single-family homes, most of which are one-and two-story structures. The site is currently developed with a 1,667-square-foot, one-story single-family residence.

## DISCUSSION

The owner/applicant for the proposed project is requesting a Coastal Development Permit (CDP) to allow the addition of 734-square-feet to the 1st floor, and the construction of a new 1,824-square-foot second story to an existing 1,160-square-foot single-family residence with a 507-square-foot-two-car attached garage on a 0.30-acre site. The project also includes the remodel of the existing 419-square-foot storage space.

The first floor would contain the main body of the residence with a living room, family room, kitchen, dining room, study room, one bedroom, one bath, and entry hall comprising 1,884 square-feet of area. The second floor addition, with an area of 1,824-square-feet, would contain three bedrooms, two baths, laundry room, study room and a balcony.

The project as proposed would be visually compatible with the character of the surrounding area and will blend in with the existing residential development in the neighborhood. The proposed development will be within the 30-foot coastal height limit and the property does not lie within any designated public view corridor or public accessway as identified in the Peninsula Community Plan and Local Coastal Land Use Plan. Therefore, the proposed project will not affect any designated public views or impede coastal access. The Peninsula Community Planning Board voted 6-0-1 to recommend approval of the proposed project at their meeting of June 16, 2005.

## CONCLUSION

The proposed project conforms to the development regulations of the Land Development Code, including density, floor area ratio, height, parking and minimum yard setbacks. In addition, the proposed development is consistent with the Peninsula Community Plan and Local Coastal Program and is consistent with the recommended land use, design guidelines, and development standards in effect for this site. Therefore, staff recommends approval of CDP No. 141786 subject to conditions (Attachment 4).

## ALTERNATIVE

1. Approve Coastal Development Permit No. 141786, with modifications.

2. Deny Coastal Development Permit No. 141786, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Laila Iskandar, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement